

**Bryan Davies
+ Associates**

**4 MOSTYN STREET
LLANDUDNO
LL30 2PS
(01492) 875125**

**AUCTIONEERS
●
ESTATE AGENTS**

email: llandudno@bdahomesales.co.uk

16 Bryn Marl, Llandudno Junction, Conwy, LL31 9BZ



£220,000



www.bdahomesales.co.uk

THIS SPACIOUS DETACHED TWO BEDROOM, 2 RECEPTION ROOM BUNGALOW WITH NEWLY FITTED KITCHEN - is situated in this pleasant cul-de-sac within a mile of Llandudno Junction shops including Tesco, Asda Supermarket, Iceland, Lidl and Mainline Railway Station, approximately 2 miles of Llandudno Town Centre. The accommodation briefly comprises: hall; lounge; newly fitted kitchen; inner hall; separate dining room with staircase to the first floor; ground floor bedroom with built in wardrobes; modern 3 piece shower room; the staircase from the dining room leads to the first floor; second bedroom and separate 3 piece shower room. The property features gas fired central heating and upvc double glazed windows. Outside easily maintained gardens to the front and rear and drive for off road parking.

INTERNAL INSPECTION HIGHLY RECOMMENDED
NEWLY REFITTED KITCHEN

The Accommodation Comprises:-

Upvc Double Glazed FRONT DOOR
And sidelight to :-

HALL

Radiator, built in cloaks cupboard with hanging rails and shelving, coving, gas and electric meter.

LOUNGE 15'5" x 13'3" (4.71m x 4.04m)



Fire surround with display mantle, granite back and hearth, inset gas coal effect fire, telephone point, coving, double radiator, upvc double glazed window to front.

KITCHEN 10'3" x 8'4" (3.14m x 2.55m)



Newly fitted base wall and drawer units in Grey Gloss with round edge worktops, inset single drainer sink unit and mixer tap, plumbing for washing machine, built-in oven, 4 ring electric hob and cooker hood, integrated slimline dishwasher, wall panelling, upvc double glazed window and side aspect upvc double glazed door, radiator.



INNER HALL

Under stairs storage cupboard, radiator.

DINING ROOM 11'8" x 9'10" (3.58m x 3.00m)



Telephone point, upvc double glazed window, radiator. A staircase from the dining room leads to the first floor landing.

GROUND FLOOR BEDROOM 9'8" x 7'7" (2.97m x 2.33m)



Plus full width built in wardrobes with hanging rails and shelving, upvc double glazed window to rear garden.

GROUND FLOOR TILED 3 PIECE SHOWER ROOM



Corner tiled shower with twin shower heads, vanity wash hand basin and display shelving, close coupled wc, ladder style towel rail, upvc double glazed window.

FIRST FLOOR LANDING

Built in storage cupboards and access to roof space.

BEDROOM 11'5" x 11'1" (3.50m x 3.40m)



Part sloping ceiling, upvc double glazed window to rear, 'Velux' double glazed skylight window, radiator.

TILED 3-PIECE SHOWER ROOM



With tiled cubicle and 'Mira' electric shower, pedestal wash hand basin, closed coupled w.c, Velux double glazed skylight window, radiator.

OUTSIDE

FRONT GARDEN

With decorative chippings and pavings, double width driveway provides off street parking for several cars.

REAR GARDEN



With full width paved patio/ seating area, pavings, decorative chippings.



COUNCIL TAX

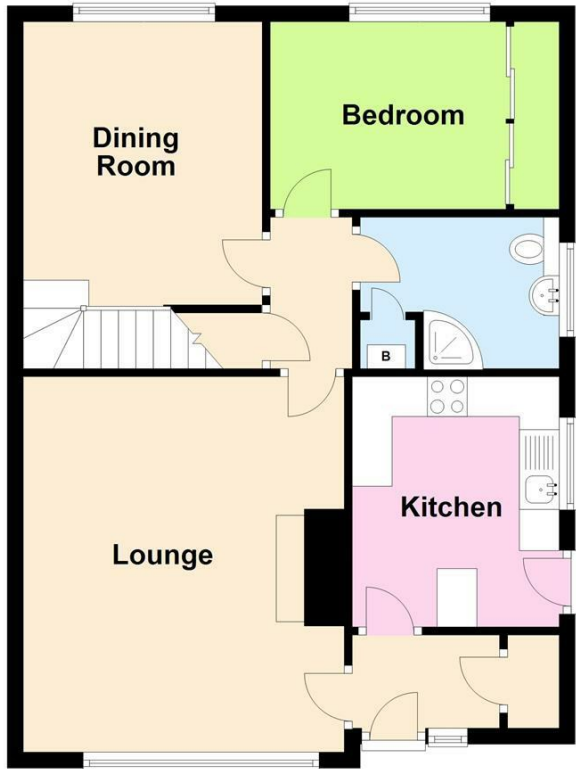
Is 'D' as obtained from www.conwy.gov.uk

TENURE

The property is held on a FREEHOLD tenure.

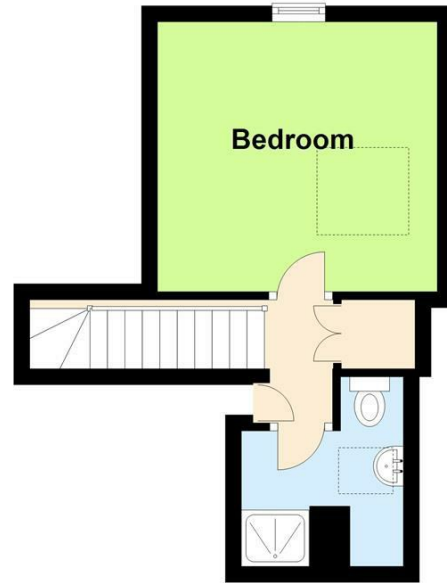
Ground Floor

Approx. 60.9 sq. metres (655.4 sq. feet)



First Floor

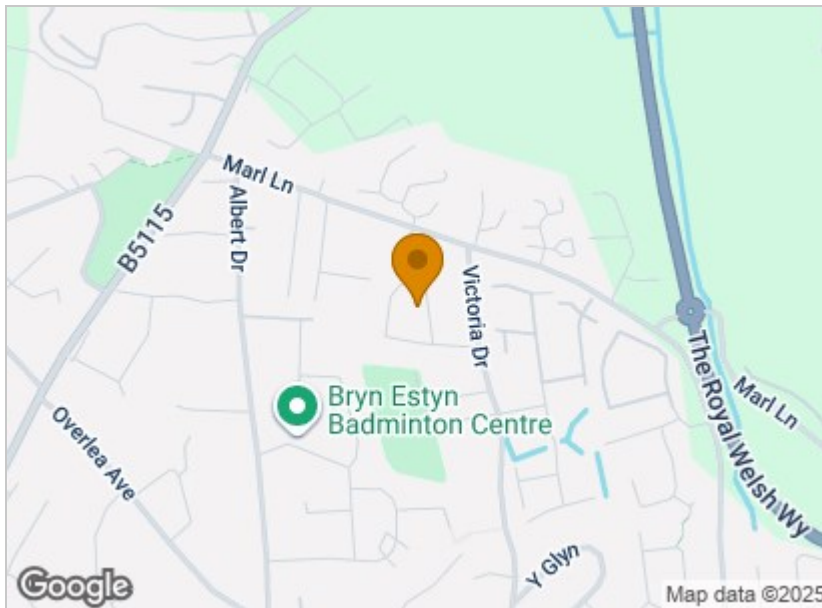
Approx. 21.2 sq. metres (227.9 sq. feet)



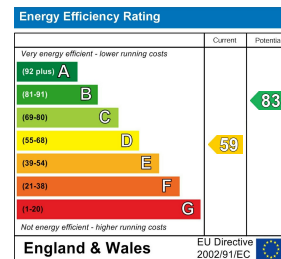
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Total area: approx. 82.1 sq. metres (883.3 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From Llandudno Junction Railway Station proceed towards Conwy, through the mini roundabout and take the next turning on the right onto Victoria Drive, proceed for approximately ¾'s of a mile, turn left into Bryn Marl, turn immediately right, follow the road for approximately 70 yards and the property can be found on the left hand side. Ref A525 07/09/2024 Rev 02/04/25

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

